

Financial Incentives

Jurisdiction	2016 Pop	Property Tax Reduction	Loans	Grants	Tax Increment Financing	Housing Repair	Employer-Assisted Housing
Oregon							
Clackamas	404,980		Low-interest loans available to public agencies, non-profits, and for-profits for low-income housing development less than 80% AMI		TIF used to fund housing repair loan program, rental rehab loan, home accessibility grant, and critical repair grant; homebuyer assistance; income restrictions apply	3% interest, no payment, deferred payment loan repaid from the sale of the home for: <ul style="list-style-type: none"> Handicapped accessibility improvements, system failure, health/safety Exterior repairs Complete home repairs 	
		Property tax exemption available for units owned by a non-profit and leased to households less than 60% AMI	No-interest, deferred payment loans for down payment assistance for low-income buyers	None	TIF has been used in cooperation with Housing Authority to fund public housing	60% AMI households eligible	None
Lake Oswego	37,425	None	None	None	None	None	None
Milwaukie	20,510	None	None	None	None	None	None
Oregon City	34,240	None	None	None	None	None	None
Portland	627,395	Three property tax exemptions available: <ul style="list-style-type: none"> For units owned by a non-profit and leased to households less than 60% MFI in year one, 80% MFI in subsequent years 10-year exemption for for-sale single-family homes to households under 100% MFI. Sale price capped at 120% median sale price 10-year exemption for multi-family for-sale or rental units with at least 10 units. Rented units have 60%/80% MFI maximum, and for-sale 100% MFI maximum 	Loans available for: <ul style="list-style-type: none"> Equity Gap Contribution: no interest, no payments, converts to grant after 60 years. 60 year affordability term Housing Development Subordinate Loan for construction/bridge financing or permanent loan. Max 3% interest rates; permanent loan amortizes Cash Flow Share Loan or construction/bridge financing or permanent loan. Max 3% interest rates; recipient pays 50% excess cash flow to pay off loan 	Equity Gap Contribution functions as grant after 60 years	TIF may be used to fund loans and grants described under the category	<ul style="list-style-type: none"> No interest home repair loans to homeowners less than 120% AMI to fund repairs. Forgiven after 15 years 	Partnership with HomeStreet Bank for loan products to employees
Tualatin	26,840	None	None	None	No active urban renewal districts	None	None
West Linn	25,615	None	None	None	No active urban renewal districts	None	None
Wilsonville	23,740	None	None	None	None	None	None
Columbia							
	50,795	None	None	None	None	Housing Center Regional Office (non-profit) offers grants home repair	None
Multnomah							
	790,670	Multnomah County participates in MULTE exemption through the City of Portland for special districts Multnomah County participates in state exemptions for Vertical Housing and partial land value for 80% AMI units	None	None	No urban renewal districts	None	Partnership with HomeStreet Bank for loan products to employees

Gresham	108,150	Gresham participates in state exemption for Vertical Housing and partial land value for 80% AMI units	Loans granted for mixed-use development, but not specific to affordable housing	Grants for acquisition and construction. Will provide grants for multi-family rehab in the future	Predevelopment grants available for mixed-use projects in urban renewal areas, but not specific to affordable housing	None	Partnership with HomeStreet Bank for loan products to employees
Portland	627,395						
Washington	583,595	Property tax exemption available for units owned by a non-profit and leased to households less than 60% AMI	County offers loans for acquisition, rehab, and new construction financing	Housing Authority can issue bonds for private development activity on behalf of the developer. Grants offered to Community Housing Development Organizations for operating assistance and construction costs	No urban renewal districts	<ul style="list-style-type: none"> • Home repair loans to homeowners with deferred/interest bearing terms • Home access and repair for the disabled 	Partnership with HomeStreet Bank for loan products to employees
Beaverton	95,385	Property tax exemption available for units owned by a non-profit and leased to households less than 60% AMI. Beaverton participates in state exemptions for Vertical Housing and partial land value for 80% AMI units	Loans for gap financing for acquisition have been granted. May be forgivable	Predevelopment grants have been granted	TIF budgeted for affordable housing development	None	Partnership with HomeStreet Bank for loan products to employees
Forest Grove	23,375	None	None	None	TIF used to fund mixed-use projects in urban renewal areas, but not specific to affordable housing	None	None
Hillsboro	99,340	Hillsboro participates in state exemptions for Vertical Housing and partial land value for 80% AMI units	Hillsboro participates in HOME Consortium and joint CDBG program through Washington County to fund affordable housing	HOME Consortium and joint CDBG program through Washington County to fund affordable housing	Affordable housing may be developed through case-by-case public private partnerships, but a specific affordable housing program does not exist	Assistance available to homeowners for housing repair	None
Portland	627,395						
Tigard	49,745	Property tax exemption available to housing owned by non-profit and serving low-income residents	None	None	Direction to fund mixed-use development, but not specific to affordable housing	Former emergency housing assistance program defunded	None
Tualatin	26,840						
Wilsonville	23,740						
Yamhill	104,990	None	None	None	No urban renewal districts	Yamhill County Affordable Housing Corporation housing rehab program issues 0% or 2% interest revolving loans to low/moderate income homeowners for repair	None
McMinnville	33,405	None	None	None	TIF can be used to issue loans for construction that further goals, including diversity of housing, but not specific to affordable housing	McMinnville participates in the Yamhill County Affordable Housing Corporation revolving housing rehab program	None
Newberg	23,465	None	None	None			
		None	Housing Trust Fund offers loans for rental rehab and creation, acquisition, and preservation of affordable units	Housing Trust Fund eligible to offer grants to non-profits for administration of affordable housing projects	None	Housing Trust Fund eligible to offer assistance to residents for down payments, rent, mortgage foreclosure, vouchers McMinnville participates in the Yamhill County Affordable Housing Corporation revolving housing rehab program	None

Washington

Clark	218,750				maintenance subsidies for homeless shelters and funding for projects for chronically homeless available through HB 2060	No urban renewal districts. TIF not enabled in WA	Housing rehab loan program available to low income residents	None
Camas	21,810	None	Loans have been issued for construction and preservation of units		County assistance program through HB 2060	No urban renewal districts. TIF not enabled in WA		None
Vancouver	173,500	None	Loans from Affordable Housing Fund with 1% interest (accompanies 50% grant) issued for acquisition, construction, preservation, or predevelopment of units affordable to households less than 50% AMI. 20 year affordability term, and owner does not need to be nonprofit	Multi-Family Housing Tax Exemption for market rate and affordable units, tiered based upon income and percentage of affordable units. Owner does not need to be nonprofit	Housing Fund (accompanies 50% loan) issued for acquisition, construction, preservation, and predevelopment of units affordable to households less than 50% AMI. 20 year	No urban renewal districts. TIF not enabled in WA	Grants and loans available up to \$25,000 to low income homeowners for housing repair	None

Accurate as of September 2017. Confirm with jurisdiction for accuracy.